

DISTRICT NUMBER: 2 COUNTY: Hamilton DATE 1/6/2009

CONTACT: David Krings, Administrator PHONE # (513) 761-1124

FAX: (513) 761-1957 E-MAIL davidk@lockland.com

PROJECT NAME: Mayor Jim Brown Park Completion

**ELIGIBLE APPLICANT**

(Check Only 1)

- ☐ A. County (1)  
☐ B. City (2)  
☐ C. Township (3)  
☒ D. Village(4)  
☐ E. Conservancy District (6)  
☐ F. Soil & Water  
  
☐ G. Joint Recreational District (8)  
☐ H. Park District/Authority (9)  
☐ I. Nonprofit Organization (10)  
☐ J. Other \_\_\_\_\_ (11)

**PROJECT TYPE**

(Check Largest Component)

- ☒ A. Open Space (7)  
  
☐ B. Riparian Corridor (8)

**PRIMARY PROJECT EMPHASIS 4**

Conservation District (7) (Choose a category from Attachment A which most closely describes your primary project emphasis.)

**ESTIMATED TOTAL**

PROJECT COST (from 1.1f): \$ 303,083

**CLEAN OHIO CONSERVATION**

FUNDING REQUESTED: (from 1.2e) \$227,312

**NRAC APPROVAL - To be completed by the NRAC Committee ONLY**

GRANT: \$ \_\_\_\_\_

**FOR OPWC USE ONLY**

PROJECT NUMBER: \_\_\_\_\_

APPROVED FUNDING: \$ \_\_\_\_\_

Local Participation \_\_\_\_\_ %

Project Release Date: \_\_\_\_\_

Clean Ohio Fund Participation \_\_\_\_\_ %

# 1.0 PROJECT FINANCIAL INFORMATION

## 1.1 PROJECT ESTIMATED COSTS: (Round to Nearest Dollar)

TOTAL DOLLARS

In Kind

- a.) Acquisition Expenses: \$ 150,000.00  
    Fee Simple Purchase \$75,000.00  
    Easement Purchase \$ \_\_\_\_\_  
    Other Replacement Land \$75,000.00
- b.) Planning and Implementation: \$ 8,000.00  
    Appraisal \$500.00  
    Closing Costs \$500.00  
    Title Search \$500.00  
    Environmental  
    Assessments \$1,500.00  
    Design \$ 5,000.00  
    Other Eligible  
    Costs \$N/A
- c.) Construction or Enhancement of  
    Facilities: \$ 116,583.00  
Demolition \$15,000; Construction \$101,583
- d.) Permits, Advertising, Legal: \$ 1,000.00
- e.) Contingencies: \$ 27,500.00  
(not to exceed 10% of total costs)
- f.) **TOTAL ESTIMATED COSTS:** \$ 303,083.00

**1.2 PROJECT FINANCIAL RESOURCES:**  
(Round to Nearest Dollar and Percent)

	DOLLARS	%
a.) In-Kind Contributions (Please define)_____	\$_____ .00	
b.) Applicant Contributions (Local Funds)	\$ 37,885.00	12.5%
c.) Other Public Revenues		
Nature Works	\$_____ .00	
Land Water Conservation Fund	\$_____ .00	
Ohio Environmental Protection Agency	\$_____ .00	
Ohio Water Development Authority	\$_____ .00	
Community Development Block Grant	\$_____ .00	
Ohio Department of Natural Resources	\$_____ .00	
OTHER: City of Wyoming	\$ 37,885.00	12.5%
d.) Private Contributions	\$_____ .00	
<b><i>SUBTOTAL LOCAL RESOURCES:</i></b>	<b>\$ 75,771.00</b>	<b>25%</b>
e.) <b>CLEAN OHIO CONSERVATION FUND:</b>	<b>\$ 227,312.00</b>	<b>75%</b>
<b>Funds from another NRAC</b>	<b>\$_____ .00</b>	
<b><i>SUBTOTAL CLEAN OHIO RESOURCES:</i></b>	<b>\$ 227,312.00</b>	<b>75%</b>
f.) <b>TOTAL FINANCIAL RESOURCES:</b>	<b>\$ 303,083.00</b>	<b>100%</b>

**1.3 AVAILABILITY OF LOCAL FUNDS:**

**Attach a statement signed by the Chief Financial Officer listed in section 4.2 certifying all local share funds required for the project will be available on or before the earliest date listed in the Project Schedule section.**

The Chief Financial Officer statements from Lockland and Wyoming are attached.

The Village of Lockland and the City of Wyoming are collaborating on this project. Both municipalities are committed to active involvement with shared financing, property ownership, etc. The City of Wyoming will be equally splitting the costs of the local share with the Village of Lockland. Ownership of the parcel and park will be shared. Future maintenance will be the responsibility of the Village of Lockland. For both municipalities this project is part of an overall redevelopment effort and is called for within local plans and strategies.

**2.0 PROJECT INFORMATION**

If the project is multi-jurisdictional, information must be consolidated in this section.

X **Please check here if additional documentation is attached.**

**2.1 BRIEF PROJECT DESCRIPTION - (Sections A through E):**

**A: SPECIFIC LOCATION:** The project is located 804 West Wyoming Avenue, at the corner of Wyoming Avenue and Elm Street in the Village of Lockland. (See the attached map.)

**PROJECT COUNTY:** Hamilton

**PROJECT ZIP CODE:** 45215

**B: PROJECT COMPONENTS:** The Village of Lockland, City of Wyoming, and the Ohio Public Works Commission previously cooperated in the creation of a park between the properties then known as 113 Elm Street to the south and 317 Elm Street to the north. The joint effort resulted in a beautiful park in a previously blighted area of abandoned structures and crime. (See pictures pages 23-24.) The structures were acquired, demolished and landscaping installed with native plant and tree species, creating a leasing and permanent green space that is accessible and useable by the general public. The legacy of this effort is assured through the creation of permanent conservation easements. The existence of the park has significantly contributed to the renaissance of the entire neighborhood through the renovation and construction of new homes. This project will complete the park with the environmental testing, acquisition, demolition and park construction on 804 West Wyoming Avenue in Lockland. 804 West Wyoming Avenue is only structure remaining at the south end of the park. It is barbed wire fenced compound with guard dogs. (See pictures pages 25-28.) It is not compatible with the revitalized area and peace of the area. In addition it is a decidedly unfriendly boundary between Wyoming and Lockland.

The Village of Lockland only recently emerged from the fiscal watch designation placed on it by the State of Ohio. Neither the progress already made nor the progress anticipated through this grant could be made without the assistance of the Ohio Public Works Commission and the City of Wyoming.

**C: PROJECT EMPHASIS AS DEFINED BY SECTIONS 164.22 (A) (B) OF THE OHIO REVISED CODE AND LISTED IN APPENDIX A:** The project will complete the expansion of a green space area in a highly urban and distressed combined residential and commercial area suffering from high unemployment. (See the attached map.) The subject site is located in a commercial strip bordering the park and residential area. The potential for further commercial development in both Wyoming and Lockland will be significantly enhanced by this project. There also is continued infill housing construction, due at least in part to previous joint efforts. While continued redevelopment is of great benefit to both communities, the primary benefit of the project is to further the already initiated increase in habitat protection to eliminate the poor terrain and litter common to the area. The project will further limit nonnative, invasive species of plants, specifically honeysuckle. Lastly, the continued conversion of this area will provide a preserve of high quality that will be viable habitat for plant and animal species.

**D: DEFINE TERMS OF EASEMENTS:**

Not applicable.

**E: INFORMATION REGARDING PUBLIC ACCESS-** The Park is accessible from Elm Street or Mulberry Street. This project will allow additional access from Wyoming Avenue. The park is open to the general public and there are no residency or other restrictions. The Park is open from sunup to sundown 7 days a week. The general public will be provided an opportunity to provide feedback on the design and planning of the project.

**2.2 OWNERSHIP/MANAGEMENT/OPERATION:** This is a joint project involving the Village of Lockland and the City of Wyoming. Both communities will share equally in the ownership of the property as outlined in the attached cooperation agreement. The day to day management, operation of the park, policing, and maintenance will be the responsibility of the Village of Lockland.

### 3.0 PROJECT SCHEDULE:\*

	BEGIN DATE	END DATE
<b>3.1 Planning and Implementation:</b>	<b>6/1/2009</b>	<b>8/1/2009</b>
<b>3.2 Land Acquisition/Easements</b>	<b>8/1/2009</b>	<b>11/1/2009</b>
<b>3.3 Site Improvements:</b>	<b>11/1/2009</b>	<b>3/1/2010</b>

(Note: the project will begin

on notification of OPWC Grant Award.)

\* Failure to meet project schedule may result in termination of agreement for approved projects. Modification of dates must be requested in writing by a project official of record and approved by the commission once the Project Agreement has been executed.

### 4.0 PROJECT OFFICIALS:

- 4.1 CHIEF EXECUTIVE OFFICER Jim Brown  
TITLE Mayor  
STREET 101 N. Cooper Avenue  
CITY/ZIP Lockland, OH 45215  
PHONE (513) 761-1124  
FAX (513) 761-4948  
E-MAIL joyce-jim@msn.com
- 4.2 CHIEF FINANCIAL OFFICER Krista Blum  
TITLE Financial Services Manager  
STREET 101 N. Cooper Avenue  
CITY/ZIP Lockland, OH 45215  
PHONE (513) 761-1124  
FAX (513) 761-4948  
E-MAIL kristab@lockland.com
- 4.3 PROJECT MANAGER David Krings  
TITLE Village Administrator  
STREET 101 N. Cooper Avenue  
CITY/ZIP Lockland, OH 45215  
PHONE (513) 761-1124  
FAX (513) 761-1957  
E-MAIL davidk@lockland.com

Changes in Project Officials must be submitted in writing from the CEO or CFO.

### 5.0 ATTACHMENTS/COMPLETENESS REVIEW:

In order that your application may be processed in a timely fashion, please submit your application on 8 2 by 11 white paper with dark ink so that it may be copied for others. It is understood that some items may not conform to this request such as large maps and photographs. Please feel free to include these items.

Confirm in the blocks [ ] below that each item listed is attached.

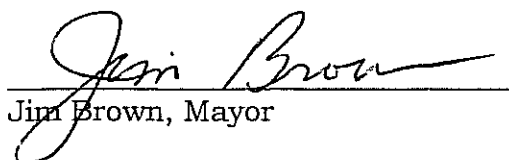
- [ X ] A certified copy of the authorization by the governing body of the applicant authorizing a designated official to sign and submit this application and execute contracts. This individual should sign under 6.0, Applicant Certification, below.
- [ X ] A certification signed by the applicant's chief financial officer stating all local share funds required for the project will be available on or before the dates listed in the Project Schedule section.
- [ X ] A formal detailed estimate of the project=s costs provided by an architect, landscape architect, or other professional. For land acquisition, an appraisal by a State-certified general real estate appraiser, as defined under ORC 4763 for the type of land being appraised will need to be submitted to the NRAC prior to closing.
- [ X ] A cooperation agreement (if the project involves more than one entity) which identifies the fiscal and administrative responsibilities of each participant.
- [ ] Resolution of Support (Please refer to section 164.23(B)(1) of the Ohio Revised Code for guidance.)
- [ ] Identification of any participation by state agencies that will provide to this particular project and that will provide assistance with respect to the project.
- [ ] Information concerning the coordination of the project among local political subdivisions, state agencies, federal agencies, community organizations, conservation organizations, and local business groups.
- [ X ] Supporting Documentation: Materials such as additional project description, photographs, and/or other information to assist your NRAC in ranking your project. Be sure to include supplements which may be required by your *local* NRAC.
- [ X ] Have you reviewed your NRAC=s methodology to see that you have addressed all components?

### 6.0 APPLICANT CERTIFICATION:

The undersigned certifies: (1) he/she is legally authorized to request and accept financial assistance from the Ohio Public Works Commission; (2) to the best of his/her knowledge and belief, all representations that are part of this application are true and correct; (3) all official documents and commitments of the applicant that are part of this application have been duly authorized by the governing body of the applicant; and, (4) should the requested financial assistance be provided, that in the execution of this project, the applicant will comply with all assurances required by Ohio Law, including those involving Buy Ohio and prevailing wages.

**Applicant certifies that the project, as defined in the application, has NOT resulted in any transfer of title or rights to land or begun any type of physical improvements prior to the execution of a Project Agreement with the Ohio Public Works Commission. Action to the contrary will result in termination of the agreement and withdrawal of Ohio Public Works Commission funding.**

Certifying Representative (Type or Print Name and Title)

  
Jim Brown, Mayor

January 6, 2009

# ATTACHMENT A

## PROJECT EMPHASIS

NOTE: IF THE PROJECT HAS MORE THAN ONE EMPHASIS, PLEASE PLACE A 1 IN THE CATEGORY THAT IS THE PRIMARY EMPHASIS, A 2 IN THE CATEGORY WITH SECONDARY EMPHASIS, AND A 3 IN THE CATEGORY WITH THIRD EMPHASIS.

### OPEN SPACE

- ☐ 1. Protects habitat for rare, threatened and endangered species
- ☒ 2. Increases habitat protection
- ☒ 3. Reduces or eliminates nonnative, invasive species of plants or animals
- ☒ 4. Preserves high quality, viable habitat for plant and animal species
- ☐ 5. Restores and preserves aquatic biological communities
- ☐ 6. Preserves headwater streams
- ☐ 7. Preserves or restores floodplain and streamside forest functions
- ☐ 8. Preserves or restores water quality
- ☐ 9. Preserves or restores natural stream channels
- ☐ 10. Preserves or restores functioning floodplains
- ☐ 11. Preserves or restores wetlands
- ☐ 12. Preserves or restores streamside forests
- ☐ 13. Preserves or restores other natural features that contribute to quality of life and state's natural heritage

### RIPARIAN CORRIDOR

- ☐ 14. Fee simple acquisition of lands to provide access to riparian corridors or watersheds
- ☐ 15. Acquisition of easements for protecting and enhancing riparian corridors or watersheds
- ☐ 16. Reforestation of land
- ☐ 17. Planting vegetation for filtration
- ☐ 18. Incorporates aesthetically pleasing and ecologically informed design
- ☐ 19. Enhances educational opportunities and provides physical links to schools and after school centers
- ☐ 20. Acquisition of connecting corridors
- ☐ 21. Supports comprehensive open space planning
- ☐ 22. Provides multiple recreational, economic and aesthetic preservation benefits
- ☐ 23. Allows proper management of areas where safe hunting and trapping may take place in a manner that will preserve balanced natural ecosystems.
- ☐ 24. Enhances economic development that relies on recreational and ecotourism in areas of relatively high unemployment and lower incomes

**VILLAGE OF LOCKLAND, OHIO**  
**RESOLUTION NO. 09-2-1**

**RESOLUTION AUTHORIZING A COOPERATIVE AGREEMENT WITH THE CITY OF WYOMING AND FOR THE APPLICATION FOR A OHIO PUBLIC WORKS COMMISSION CLEAN OHIO CONSERVATION PROGRAM GRANT FOR COMPLETION OF THE MAYOR JIM BROWN PARK IN THE VILLAGE OF LOCKLAND.**

**WHEREAS**, the Village of Lockland and the City of Wyoming have explored the desirability of expanding Mayor Jim Brown park in Lockland; and


**WHEREAS**, the acquisition of the property at 804 West Wyoming Avenue is in the best interests of both communities, increases high quality, viable habitat for plant species, incorporates ecologically informed design, includes linkages to an existing park and an existing playground in lower income areas; supports open space and green space planning; and enhances economic development in areas of relatively high unemployment; and

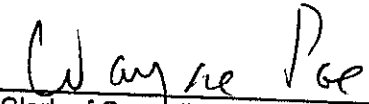
**WHEREAS**, in order to accomplish such acquisition, the Village of Lockland and the City of Wyoming wish to enter into a Cooperation Agreement in order to apply to the Ohio Public Works Commission for a Clean Ohio Conservation Program Grant to acquire and develop 804 West Wyoming Avenue for the completion of Mayor Jim Brown Park and enter into a Cooperation Agreement between the village of Lockland and the City of Wyoming as more fully set out in Exhibit A attached hereto.

**NOW, THEREFORE, BE IT RESOLVED** by the Village Council of the Village of Lockland, Ohio.

- SECTION I**     The Mayor be and he hereby is authorized to enter into the Cooperation Agreement between the village of Lockland and the city of Wyoming for the completion of Mayor Jim Brown Park in the Village of Lockland in the form as essentially set out in Exhibit A attached hereto.
- SECTION II**    The Mayor is authorized to take any and all necessary and appropriate action to facilitate the execution of such Agreement and the implementation of such a Cooperation Agreement with the City of Wyoming.
- SECTION III**    The Mayor is authorized to take any and all necessary and appropriate action to apply to the Ohio Public Works Commission for a Clean Ohio Conservation Program Grant to acquire and develop 804 West Wyoming Avenue for the completion of Mayor Jim Brown Park.

PASSED IN THE COUNCIL CHAMBERS OF THE VILLAGE OF LOCKLAND, OHIO  
THIS 6<sup>TH</sup> DAY OF JANUARY, 2009.

  
Jim Brown, Mayor

ATTEST:   
Clerk of Council





# VILLAGE OF LOCKLAND

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101 North Cooper Avenue  
Lockland, Ohio 45215  
(513)761-1124

Mayor  
Jim Brown

Village Administrator  
David Krings

January 8, 2009

## Chief Financial Officer Certification of Local Funds

I, the Chief Financial Officer of the Village of Lockland, hereby certify that the Village of Lockland has the necessary funds available in the general fund to complete the local match of \$37,885 for the Mayor Jim Brown Park Completion Project being undertaken with the City of Wyoming, when it is required.

Krista Blum  
Krista Blum, Financial Services Director

Rockland

## CERTIFICATION OF FUNDS

I HEREBY CERTIFY that the funds necessary to meet the obligations of the City of Wyoming under the attached contract during the fiscal year 2009, are available, or in the process of collectiOn to the credit of an appropriate fund, and that said funds are not and cannot be used for any other purpose.

FINANCE DIRECTOR:

Jennifer M Chavara

DATE:

1/8/09

**RESOLUTION AUTHORIZING A COOPERATIVE AGREEMENT WITH THE VILLAGE OF LOCKLAND FOR THE APPLICATION OF A OHIO PUBLIC WORKS COMMISSION CLEAN OHIO CONSERVATION PROGRAM GRANT FOR THE ACQUISITION OF 804 WYOMING AVENUE**

**WHEREAS**, the Village of Lockland and the City of Wyoming have partially completed the development of a public park on Elm Avenue in Lockland between Mulberry Street and Wyoming Avenue to be known as Mayor Jim Brown Park; and

**WHEREAS**, it is necessary to acquire one additional parcel at 804 Wyoming Avenue, the acquisition of which is in the best interest of both communities, increases high quality, viable habitat for plant species, incorporates ecologically informed design, includes linkages to an existing park in lower income areas; supports open space and green space planning; and enhances economic development in areas of relatively high unemployment; and

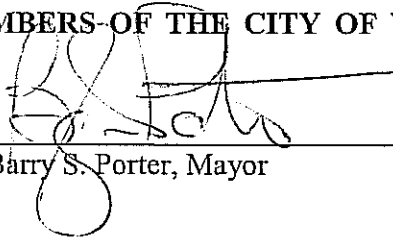
**WHEREAS**, in order to accomplish such acquisition the Village of Lockland and the City of Wyoming wish to enter into a Cooperation Agreement in order to apply to the Ohio Public Works Commission for a Clean Ohio Conservation Program grant to acquire the property at 804 Wyoming Avenue and enter into a Cooperation Agreement between the Village of Lockland and the City of Wyoming as more fully set out in Exhibit A attached hereto.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Wyoming, Ohio.

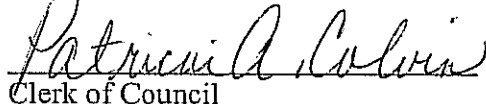
**Section 1.** The City Manager be and he hereby is authorized to enter into the Cooperation Agreement between the Village of Lockland and the City of Wyoming for the continued development of Mayor Jim Brown Park in the Village of Lockland in the form as essentially set out in Exhibit A attached hereto.

**Section 2.** The City Manager is authorized to take any and all necessary and appropriate action to facilitate the execution of such Agreement and the implementation of such a Cooperation Agreement with the Village of Lockland.

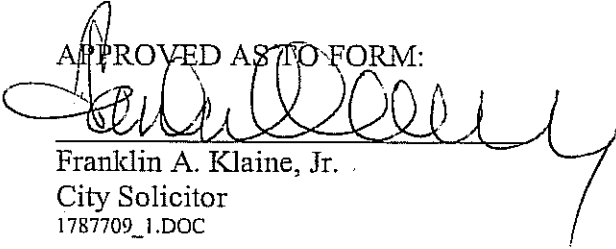
**PASSED IN THE COUNCIL CHAMBERS OF THE CITY OF WYOMING, OHIO  
THIS 7th DAY OF JANUARY, 2009.**

  
Barry S. Porter, Mayor

ATTEST:

  
Patricia A. Colvin  
Clerk of Council

APPROVED AS TO FORM:

  
Franklin A. Klaine, Jr.  
City Solicitor  
1787709\_1.DOC

# **Cooperation Agreement Between the Village of Lockland and the City of Wyoming for the Completion of Mayor Jim Brown Park in Lockland**

WHEREAS, the Village of Lockland and the City of Wyoming desire to jointly acquire land for land for the expansion of Mayor Jim Brown Park in Lockland; and

WHEREAS, the acquisition of the property at 804 West Wyoming Avenue is in the best interests of both communities, increases high quality, viable habitat for plant species, incorporates ecologically informed design, includes linkages to an existing park and an existing playground in lower income areas; supports openspace and greenspace planning; and enhances economic development in areas of relatively high unemployment; and

WHEREAS, the Village of Lockland and the City of Wyoming seek to apply to the Ohio Public Works commission ("OPWC") for a Clean Ohio Conservation Program to acquire property for the completion of the Park; and

WHEREAS, the Village of Lockland and the City of Wyoming desire to detail the terms of their cooperative relationship.

## **NOW THEREFORE BE IT AGREED THAT:**

1. The Village of Lockland and the City of Wyoming hereby agree to cooperate in submitting an application to OPWC for the acquisition of 804 West Wyoming Avenue to incorporate it into Mayor Jim Brown Park.
2. The Village of Lockland and the City of Wyoming agree that they shall equally share in matching any funds required to secure funding from the OPWC for the acquisition and development of the property provided that such match shall not exceed 25% of the total funds applied for in the grant request to the OPWC for the Park.
3. The City of Wyoming agrees that the Village of Lockland shall be the lead applicant for the grant and the City of Wyoming agrees to sign all necessary legal documents required to process such grant application.
4. Except for property closings, the Village of Lockland shall process and pay all invoices related to the Mayor Jim Brown Park Project and shall bill the City of Wyoming for its 50% share of any such invoice within 30 days of paying the invoice. The City of Wyoming shall pay the invoice within 30 days of receiving the invoice from the Village of Lockland.
5. The Village of Lockland and the City of Wyoming shall contribute equally to the acquisition costs at the time of closing.
6. The village of Lockland and the City of Wyoming shall hold title jointly to all property purchased under this cooperative agreement and shall have equal rights of entry to such properties. Any improvements to these properties and the cost thereof shall be agreed to in writing jointly by the City of Wyoming

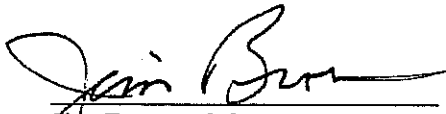
and the Village of Lockland, which agreement shall include a detailed description of the improvements and cost thereof.

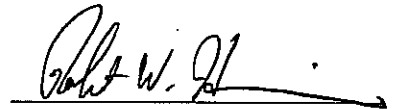
7. The Village of Lockland agrees that it is the Village of Lockland's responsibility to maintain Mayor Jim Brown Park at its expense including mowing and the planting of trees or flowers so that Mayor Jim Brown Park is inviting to the public and the Village of Lockland shall be responsible for keeping Mayor Jim Brown Park free of litter, debris, noxious weeds and other foreign materials that may disrupt the public's enjoyment of the park.

This agreement is hereby entered into this 17<sup>th</sup> day of January 2009.

Village of Lockland


City of Wyoming

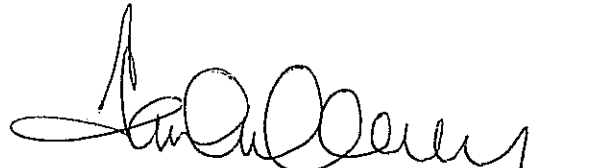
  
Jim Brown, Mayor

  
Robert Harrison, City Manager

Approved as to Form:

Approved as to Form:

  
Tim Burke, Village Solicitor

  
Franklin A. Klaine, Jr., City Solicitor

**Client:** Village of Lockland

**Project:** Mayor Jim Brown Park expansion

**Location:** Lockland, Ohio

**Project No:**

**Phase:** Schematic Design

**Division of Work:** x

**Revision:**

**Sheet:** 1 of 1

**Prepared by:** TRW

**Date:** 01/2/09

**Checked By:**

**Date:**

**File Name:** N:\ExcFiles\2007Projects\07333ElmSt\GreenSpace\Lockland\1\_2\_09\_Conceptual estimate.XLS\Sheet 1

Reference	ITEMIZED LIST OF MATERIALS Description	QUANTITY		INSTALLATION COSTS		MATERIAL COSTS		TOTAL COST PER ITEM
		Count	Unit	Per Unit	Extension	Per Unit	Extension	
	Berms: import and spread fill	450	c.y.	\$24.00	\$10,800.00			\$10,800.00
	Concrete walkway	900	s.f.	\$5.50	\$4,950.00			\$4,950.00
	Landscaping:							
	Shade trees (2.5" caliper)	7	ea.	\$600.00	\$4,200.00			\$4,200.00
	Evergreen trees (6' avg. ht.)	10	ea.	\$300.00	\$3,000.00			\$3,000.00
	Small flowering trees (2" caliper)	5	ea.	\$350.00	\$1,750.00			\$1,750.00
	Shrubs and perennials	600	sf	\$6.50	\$3,900.00			\$3,900.00
	Seeded lawn	9,750	s.f.	\$0.07	\$683.00			\$683.00
	Decorative post top lights	3	ea.	\$3,800.00	\$11,400.00			\$11,400.00
	Plaza brick paving	500	sf	\$16.00	\$8,000.00			\$8,000.00
	Plaza / small water feature allowance	1	ea.	\$40,000.00	\$40,000.00			\$40,000.00
	Benches	5	ea.	\$1,600.00	\$8,000.00			\$8,000.00
	Trash Receptacles	1	ea.	\$900.00	\$900.00			\$900.00
	Water valve / equipment for manual irrigation allowance	1	ea	\$4,000.00	\$4,000.00			\$4,000.00
				<b>SUBTOTALS</b>	<b>\$101,583.00</b>			<b>\$101,583.00</b>
						15% Cont O & P		\$15,237.45
						10% Contingency		\$11,682.05
						<b>TOTAL</b>		<b>\$128,502.50</b>

All extensions are rounded off to the nearest dollar. Although this estimate was prepared using the most accurate information available, and standard, acceptable professional estimating practices, VLA disclaims any liability for its accuracy as compared to actual or final project implementation requirements.

**davidk**

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**From:** Jim Bailey [JBailey@evanslandscaping.com]  
**Sent:** Thursday, August 14, 2008 8:35 AM  
**To:** davidk  
**Subject:** Ricks Tree Service

Dave,

I would budget between 10-15K for the complete demolition and clean up of the old Rick's Tree Service building and lot. This would include asbestos inspection, demolition permits, utility disconnections and our normal process. All concrete footers, pavement will be removed. A \$12,500 or 13K is probably most realistic but I want to leave some room. The only other thing that could change is asbestos or hazardous material abatement. Please let us know.

Thanks,

**Jim Bailey**



**LANDSCAPING INC.**

Demolition / Excavation Division

Mobile: (513) 623-1010

Office: (513) 271-1119 Ext. 120

Fax: (513) 271-4215

[jbailey@evanslandscaping.com](mailto:jbailey@evanslandscaping.com)

[www.evanslandscaping.com](http://www.evanslandscaping.com)

1/2/2009

**Rick Hatfield  
Owner  
Rick's Tree Service  
804 Wyoming Ave.  
Lockland, Ohio 45215**

**January 2, 2009**

**David Krings  
Administrator  
Village of Lockland  
101 N. Cooper Avenue  
Lockland, OH 45215**

**Dear Mr. Krings:**

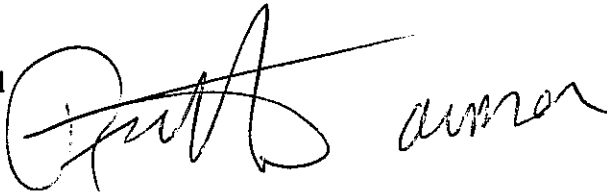
**I am the owner of 804 W. Wyoming Avenue in the Village of Lockland through a land contract with Mark and Linda Fitzgerald. I operate my business, Rick's Tree Service, at the location.**

**I am willing to sell the property to the Village of Lockland for the completion of the Mayor Jim Brown Park. I agree to the sale and vacation of the property in exchange for \$75,000 and an acceptable lot in the Lockland portion of the newly developed industrial park off Shepherd Drive in the Village.**

**I understand that the sale is contingent on the Village receiving from the Ohio Public Works Commission through a Clean Ohio Fund grant.**

**Sincerely,**

**Rick Hatfield**

A handwritten signature in black ink, appearing to read "Rick Hatfield", followed by a cursive flourish.



LINDA S. RAKEL FITZGERALD  
MARK J. FITZGERALD  
P. O. Box 527  
Loveland, Ohio 45140

January 5, 2009

Dave Krings  
Administrator  
Village of Lockland  
101 North Cooper  
Lockland, Ohio 45215

RE: 810 W. Wyoming Avenue

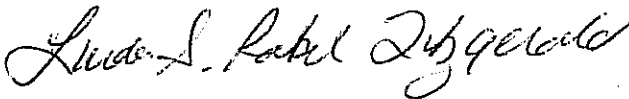
Dear Dave:

It is our understanding the Village anticipates filing a grant application with the State of Ohio in order to secure funds to purchase the property referenced above, located in the Village of Lockland adjacent to Mayor Jim Brown Park.

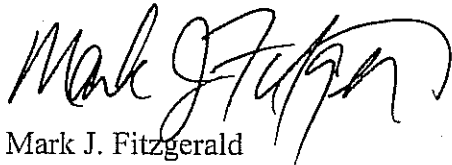
We own this property in fee simple. However, it is subject to a valid land contract in which we are conveying it to Rick Hatfield, d.b.a. Rick's Tree Service.

We are agreeable to the sale of the property to the Village in the event you are able to arrive at an agreement with Mr. Hatfield. The terms required would be fulfillment of the land contract terms, including paying off an outstanding mortgage on the property held by Valley Central Savings Bank and any taxes, fees or encumbrances due on the property.

Sincerely,



Linda S. Rakel Fitzgerald



Mark J. Fitzgerald

Cc: Rick Hatfield, Rick's Tree Service  
Dave Flege, Valley Central Savings Bank

davidk

---

**From:** Taphorn, Dan [Dan.Taphorn@hamilton-co.org]  
**Sent:** Thursday, January 08, 2009 10:15 AM  
**To:** davidk  
**Subject:** Lockland Park Map

David,

Review the attached map and let me know if it covers the area you need. The soils in this section of Lockland are called Urban Land due to the fact that they were significantly altered for development prior to the soils being mapped in the early 70's. Let me know where you want me to mail the Soil Survey and I will drop it in the mail. If you need anything else give me a call or E-mail.

Regards,

Dan

**Daniel Taphorn**

**Urban Conservationist**

**Certified Professional in Erosion & Sediment Control #2730**

**Hamilton County Soil & Water Conservation District**

**29 Triangle Park Drive, Suite 2901**

**Cincinnati, Ohio 45246**

**Phone: (513) 772 - 7645 ext. 16 Fax: (513) 772 - 7656**

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1/8/2009

URBAN LAN

060

GROVE AV

OAK AV

MARZAV

CRESCENT AV

VAN ROBERTS PL

PROJECT

PROJECT

ELM ST

URBAN LAN

LOCUST ST

HARRIET ST

MAPLE ST

WALNUT ST

N WAYNE AV

580

580

WENTWORTH AV

MU BERRY ST

WILSON AV

WORTHINGTON AV

MCCLAREN AV

HOSEAST

W WAYNE AV



# Dusty Rhodes, Hamilton County Auditor

## Summary

Street Address  
1 of 1

### Parcel Info

<b>Parcel ID</b>	<b>Address</b>	<b>Index Order</b>	<b>Card</b>
641-0004-0166-00	804 W WYOMING AVE	Street Address	1 of 1

- Summary
- Printable Tab
- Residential
- Levy Info
- Improvements
- Commercial
- Transfer
- Value History
- Payments
- Image
- Map
- Property Report

<b>Tax Dist</b>	071 LOCKLAND-LOCKLAND CSD-00520	<b>Year Built</b>	1970
<b>School Dist</b>	7 LOCKLAND CSD	<b>Total Rooms</b>	0
<b>Land Use</b>	420 Small (< 10,000 sq. ft.) detached	<b># of bedrooms</b>	0
	retail store	<b>Full Bathrooms</b>	0
<b>Finished Square Ft.</b>	1952	<b>Half Bathrooms</b>	0
<b>acres</b>	0.265		
<b>Appraisal Area</b>	LOCKLAND 64103 LOCKLAND 03		

### Sales

### Search By

- Parcel ID
- Owner
- Street Address
- Sales
- Map

<b>Property Information</b>	<b>Owner Information</b>	<b>Mail Information</b>
804 WYOMING AVE 100 X	<b>Call 946-4015 if Incorrect</b>	<b>Call 946-4800 if Incorrect</b>
118.50 LOT 117 GREENWOOD	FITZGERALD MARK J &	FITZGERALD MARK J
SUB	LINDA S RAKEL FITZGERALD	PO BOX 527
	P O BOX 157047	LOVELAND, OH 45140 USA
	CINCINNATI, OH 45215 USA	

### Site Functions

- Property Search
- Comments
- On-Line Help
- Home
- Auditor's Home

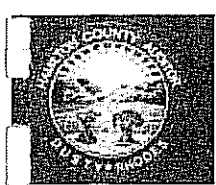
<b>Board of Revision</b>	<b>NOther Assessments</b>	<b>Yes</b>
<b>Rental Registration</b>	<b>NoFront Ft.</b>	0.00
<b>Homestead</b>	<b>NoMkt Land Value</b>	37,880
<b>2.5% / Stadium</b>	<b>NoCauv Value</b>	0
<b>Credit</b>	<b>NoMkt Impr Value</b>	53,070
<b>Divided Property</b>	<b>NoMkt Total Value</b>	90,950
<b>New Construction</b>	<b>NoTotal TIF Value</b>	0
<b>Foreclosure</b>	<b>NoAbated Value</b>	0
<b>Date</b>	<b>10/22/1993Exempt Value</b>	0
<b>Conveyance #</b>	<b>0Taxes Paid</b>	\$0.00
<b>Sale Amount</b>	<b>\$0(See Payments Tab For Details)</b>	
<b># of Parcels</b>	<b>1</b>	
	<b>12 QE-Quit Claim Deed</b>	
<b>Deed Type</b>	<b>Ex</b>	
<b>Deed Number</b>	<b>708273</b>	

### Note

[Print](#) | << First < Previous Next > Last >>

Legal disclaimer / Privacy Statement

Data updated on 12/25/2008



# Dusty Rhodes, Hamilton County Auditor

## Image

11 11 -

### Parcel Info

Parcel ID  
641-0004-0166-00

Address  
804 W WYOMING AVE

Index Order  
Street Address

- Summary
- Residential
- Levy Info
- Improvements
- Commercial
- Transfer
- Value History
- Payments
- Image
  - Printable Tab
  - Sketch ID Codes
- Map
- Property Report

Left Image Pictures-Front

Go Rotate To 0 Go Right Image Front

- Click on the image to view it in full size.



Sketch Legen

### Search By

- Parcel ID
- Owner
- Street Address
- Sales
- Map

### Site Functions

- Property Search
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- Home
- Auditor's Home

[Print](#) | [Print](#) | << First < Previous Next > Last >>

[Legal disclaimer](#) / [Privacy Statement](#)



|| | -/ -/ Street Address  
1 of 1

Index Order  
Street Address

- Note - A parcel will be outlined if found in the map

1x

**Scale:** 1:1,254

- ☒ Rivers
- ☒ Stream
- ☒ Buildings
- ☒ Condos
- ☒ Parcels
- ☒ Parcels With Labels
- ☒ Fence
- ☐ Class2 Roads
- ☒ Class1 Roads
- ☒ Streets
- ☒ Driveways
- ☒ Parking
- ☒ Sidewalk
- ☒ Pavement

CRESCENT AV

W. WYOMING AV

5920007021700

5920007021600

6410006013100

6410006012200

6410005003000

HOSE EAST

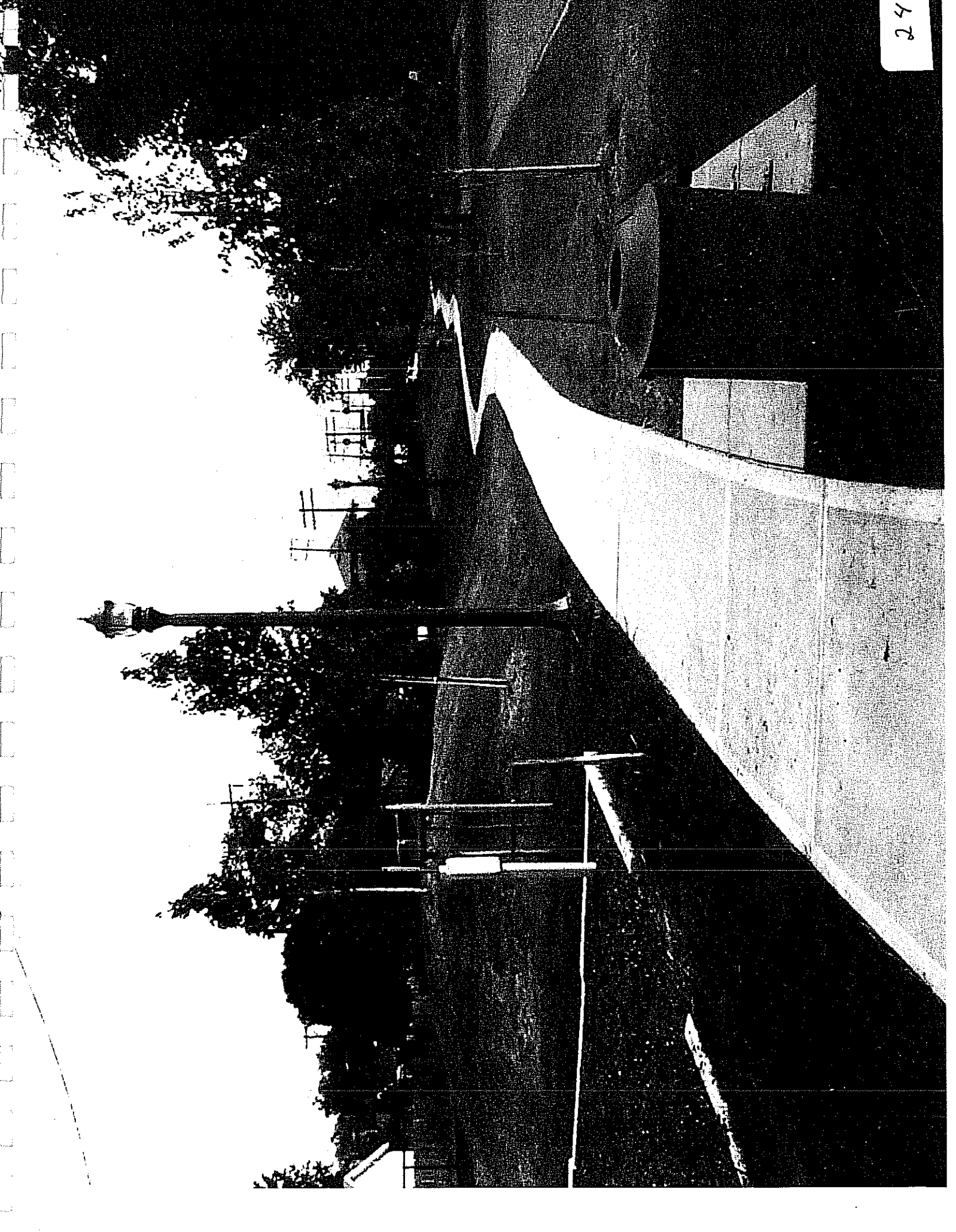
- Map Data provided by the office of William Brayshaw, Hamilton Engineer

## New Map Search

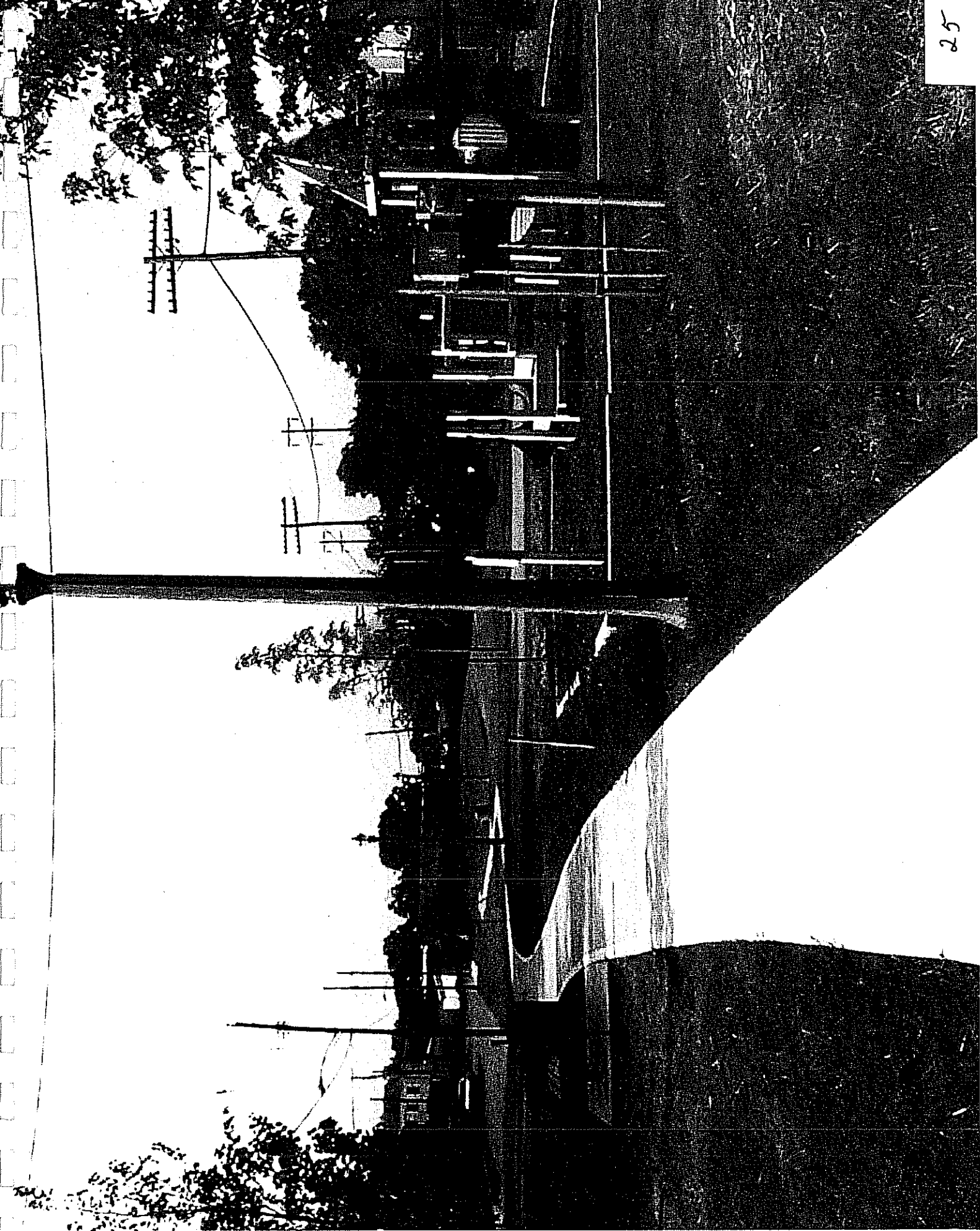
**<< First < Previous Next > Last >>**

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Data update:



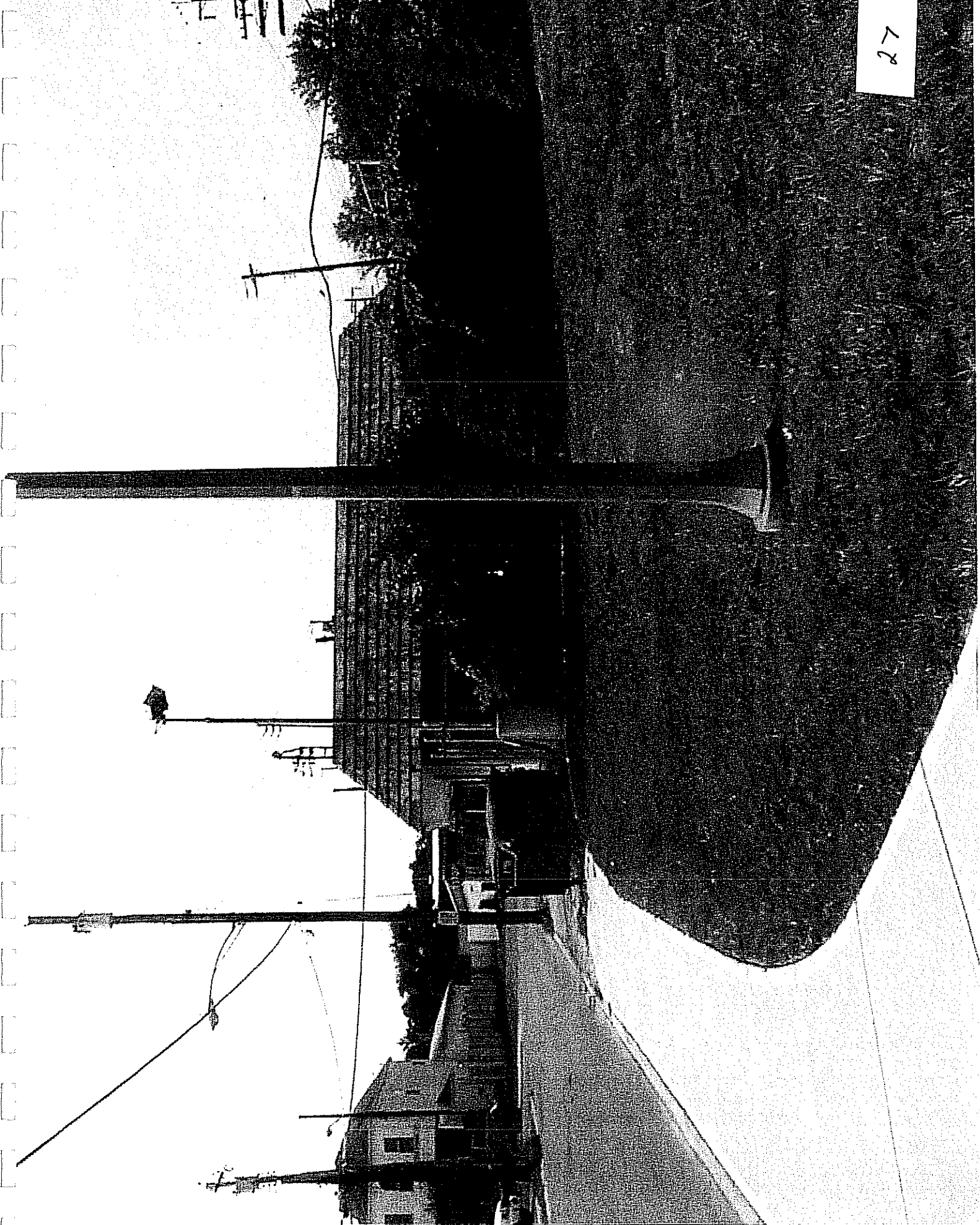




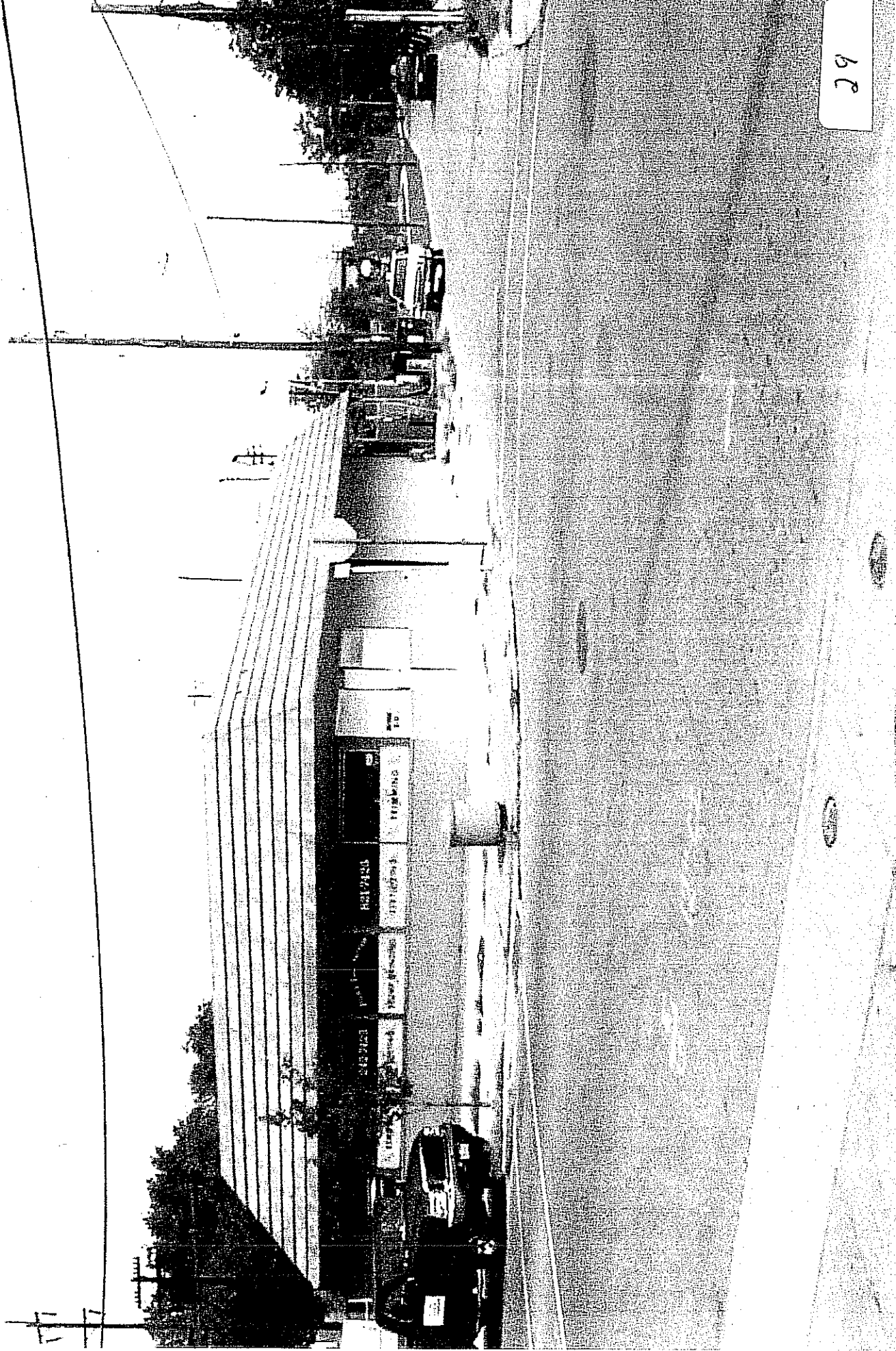




28









**Hamilton County Natural Resources Assistance Council  
Ohio Public Works Commission - District 2**

**CLEAN OHIO CONSERVATION PROGRAM  
Scoring Methodology for Grant Applications**

(For definition of terms, refer to attached Ohio Conservation Fund Glossary of Terms)

Project Name: Mayor Jim Brown Park  
 Applicant Name: Village of Lockland  
 Applicant Contact: David Krings, Administrator State Code: 06144366  
 Rating Team: Ray H. Hodges, Dave Gamstetter and Ken Grab

**PART I: PRELIMINARY SCREENING**

**YES NO**

☒ ☐ Applicant is eligible entity (Note: NRAC Committee may require documentation of cost-effectiveness)

☒ ☐ Complete application received by deadline

☒ ☐ Applicant has included a soils map and a topographic map (soils maps are available through Hamilton Co. Soil and Water Conservation (SWCD) District 29 Triangle Park Dr, Ste 2901 Sharonville, OH 45246 or call for a free Soil Survey book at 513/772-7645, or you can access these maps at:  
<http://www.dnr.state.oh.us/soils/surveydata/tabid/9090/Default.aspx>  
 Topographic maps are available at the Hamilton Co. Engineer's Office, 138 E. Court St, Room 700, Cincinnati, OH 45202 513/946-4250, & at the Hamilton Co. SWCD, or at [www.topozone.com](http://www.topozone.com) (\$100 cost).

To obtain a flood map visit the Hamilton Co. Public Works Dept., 138 E Court St, Room 800, Cincinnati, OH 45202 513-946-4750).

☒ ☐ Applicant has a signed letter of intent from seller, indicating he/she is willing to sell the subject property (or sell a conservation easement on it) for preservation purposes, and that this land or easement acquisition will be completed within 6 months of receiving grant (or funding may be revoked). NOTE: a certified appraisal must either be submitted with the original application submission, or it may be submitted to the NRAC District 2 Liaison Office within 21 days following the application deadline date.

☒ ☐ Project funded during this round will be completed within 24 months of grant acceptance (or funding may be revoked).

☒ ☐ NRAC Funds are NOT used to cover administrative costs (If yes, please list specific costs).

☒ ☐ Applicant is ready and able to complete project (if the project is not initiated within 6 months the grant may be revoked)

*(If NO to any of the above statements then this project may be considered ineligible for review and funding)*

Project purpose must involve at least one of the following from A. or B. below:

**A. Open Space** (per Ohio Revised Code Section 164.22 A)

☒ acquires land for parks

☐ acquires land for public forests

☐ acquires land for wetland preservation or restoration

☐ acquires land for natural areas protecting endangered species

☐ acquires land for other natural areas, including hillsides and valleys

- ☐ acquires land for connecting corridors for natural areas
- ☐ openspace acquisition
- ☐ permanent conservation easement
- ☐ constructs or enhances facilities necessary to make open space area accessible & useable by the general public

**B. Riparian Corridors or Watersheds (per Ohio Revised Code Section 164.22 B)**

- ☐ Protects or enhances riparian corridors and watersheds, including the protection and enhancement of streams, rivers and other waters of the state. (Affected watersheds or sub-watersheds must be identified)

**C. Would the project:**

YES NO

- ☐ ☒ initiate or perpetuate hydromodification projects such as dams, ditch development or channelization?
- ☐ ☒ fund current legal obligations (such as fines, penalties, litigation, expenses, mitigation or reclamation) under state or federal laws or local ordinances?
- ☐ ☒ fund facilities other than those required to provide public access to or use of openspace?
- ☐ ☒ fund facilities for active recreation, such as tennis courts, ball fields or recreation centers.
- ☐ ☒ fund bridges other than foot bridges, walk/bike trails (with NRAC funds)
- ☐ ☒ is any part of the project outside the boundaries of Hamilton County, while seeking funding solely through the NRAC District 2?

*If Yes to any of the above in Section C, the project is ineligible (Section 164.22, ORC).*

*If project meets Part I requirements (Preliminary Screening), continue to Part II, III and IV.*

*Any applicant submitting false, misleading documentation in any application shall be excluded from funding consideration in the particular program year being applied for. Furthermore the applicant shall be penalized in future funding years up to 5 points a year for a maximum of 2 years.*

**PART II: PROJECT EMPHASIS**

NRAC's shall consider all the following in approving or disapproving a grant: Does the project emphasize (document in application) the following pursuant to Section 164.22, ORC? TWO (2) POINTS EACH (36 POINT MAXIMUM). Please refer to Glossary of Terms.

**OPEN SPACE**

1. ☐ reduces or eliminates non-native, invasive species of plants (and revegetates with native species). Documentation must include a planting and maintenance plan.
2. ☐ preserves or increases high quality, viable habitat for plant or animal species where the forest canopy or native vegetation covers greater than 50% of the area ( less than 50% but more than 25% - 1 pt).
- 2 7 3. ☒ includes linkages to other parks, openspace/greenspace preserves, and/or lower income areas.
- 2 4. ☒ supports openspace/greenspace planning, and preserves lands as recommended within previously identified planning or natural resource management documents.
5. ☐ provides access to natural areas that result in recreational, economic, or aesthetic preservation benefits.
6. ☐ provides or enhances areas where safe fishing, hunting and trapping may take place in a manner that will preserve balanced natural ecosystems.

## RIPARIAN CORRIDOR

7. \_\_\_\_\_ preserves or restores functioning floodplains, including groundwater recharge areas (documentation must be provided through a flood plain map).
8. \_\_\_\_\_ preserves or restores natural stream channels.
9. \_\_\_\_\_ preserves or restores streamside forests, native vegetation or adjacent habitat.
10. \_\_\_\_\_ preserves existing high quality wetlands or restores wetlands (documentation must be provided including a wetlands map, and/or written documentation by a certified professional).

### PART II. Continued

11. \_\_\_\_\_ permanent acquisition of riparian corridors, watersheds, forested hillsides, or greenspace linkages.
12. \_\_\_\_\_ plants vegetation or reforests lands for filtration to improve water quality, or to control stormwater runoff.

PART II SCORE: 4

### PART III: NRAC SCORING METHODOLOGY - Required

NRAC's shall consider the following in approving or disapproving a grant:

1. Percentage of Clean Ohio matching funds necessary to complete project  
(Local match can include bargain sales, where seller provides at least a 25% price reduction below fair market value as a matching contribution). **Local match cannot include any demolition costs, and demolition costs will not be funded by Clean Ohio Fund money.**

*Handwritten: 1 point for demolition*

<u>0</u> 75 %	<u>      </u> 74-70%	<u>      </u> 69-65%	<u>      </u> 64-60%	<u>      </u> <60%
(required-0 pts)	(2 pts)	(6 pts)	(8 pts)	(10 pts)

2. Level of collaborative participation: Participation means active involvement through in-kind services or funding as defined by District 2 NRAC (LETTER OF SUPPORT IS REQUIRED). (give 1 point if any of the following are met up to a maximum of 3 pts):

1 local political subdivisions    \_\_\_\_\_ state agencies    \_\_\_\_\_ federal agencies  
\_\_\_\_\_ community organizations    \_\_\_\_\_ conservation organizations    \_\_\_\_\_ local business groups

3. Level of conservation coordination with other Openspace, Riparian Corridor, Farmland Protection or Urban Revitalization Projects under the Clean Ohio Fund in this or other Public Works Commission districts (PLEASE DOCUMENT).

\_\_\_\_\_ is a joint project in more than one district (2 pts)

1 is a joint project in this district (1 pt)

\_\_\_\_\_ carries out an adopted community, watershed or other plan overlapping another district (1 pt)

4. Community benefits: documentable economic, social/recreational or environmental benefits the proposed project will bring to the geographical area represented by the NRAC as compared to other projects. (If yes, 2 points)

2

5. Extent of public access once project is completed (if applicable check one, maximum 2 pts)

2 The project includes the construction or enhancement of facilities (not funded by NRAC) that are necessary to

make an open space area accessible and useable by the general public (2 pts).

\_\_\_\_\_ Is a fee simple acquisition of lands for the purpose of making riparian corridors accessible and useable by the general public (2 pts).

6. Operation and Maintenance once project is completed

- 4 operation plan and infrastructure (including equipment, personnel and/or contracted services) in place (4 pts)  
\_\_\_\_\_ operation plan, no infrastructure (including equipment, personnel and/or contracted services) (2 pts)  
\_\_\_\_\_ limited operation plan, volunteers available (please document volunteer support) (1 pt)  
\_\_\_\_\_ no operation or maintenance plan in place (0 pts)

7. Project Management Experience of similar or related projects )DOCEMENTATION REQUIRED IN APPLICATION)

- \_\_\_\_\_ successfully completed 3-5 similar projects in the last 10 years (3 pts)  
2 successfully completed 1-2 similar projects in the last 5 years (2 pts)  
\_\_\_\_\_ has partnered on at least one similar project in the last 5 years (1 pt)

PART III SCORE: 12

PART IV: COMPLIANCE WITH HAMILTON COUNTY PRIORITIES

The NRAC may adopt additional criteria which reflect local priorities as long as the criteria compliment, and do not negate, PARTS 1-111 which carry out ORC Sec. 164.20-164.27.

1. Community Planning: Project is in concert with publicly-adopted regional, local neighborhood or community advisory association plan, watershed plan, or greenspace plan (may include adoption by governing bodies, planning commissions, park districts or similar boards or commissions appointed by the governing body of a political jurisdiction). (3 pts).

2. Natural Resource Viability: How important is the project to the viability of the natural resources affected by the project (VERIFIABLE DOCUMENTATION REQUIRED) (give 1 point for each that applies, 3 point maximum):

- \_\_\_\_\_ protects a federally listed endangered species or biological community  
\_\_\_\_\_ protects more than 5 State Natural Heritage Inventory (NHI) endangered species  
\_\_\_\_\_ protects 1-5 State NHI ranked rare species  
\_\_\_\_\_ protects a high quality example of a regionally endangered biological community  
\_\_\_\_\_ protects a threatened biological community or important example of Ohio's natural heritage. Part IV, 4

3. Project preserves or naturally restores steep hillsides with slopes of 20% or greater and/or project preserves or naturally restores steep slopes of 20% or greater in combination with stream bank erosion control measures (3 pts).

4. Project preserves or enhances undeveloped lands along viewsheds of major highway and transportation corridors (3 pts).

5. Project preserves headwater streams - include topo map - (3 pts)

6. Project protects highly erodable lands or hydric soils (3 pts).

7. Project addresses a situation where action must be taken now or opportunity will be lost forever (3 pts)  
(Documenting evidence as to how opportunity will be lost must be submitted)

PART IV SCORE: 3

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SUMMARY SCORE:



PART II 4  
PART III 12  
PART IV 3  
TOTAL 19

RANKING AMONG ALL PROJECTS: 19

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